

STEVE ANDERSON

TO

RUSSELL A. SYLVESTER, ETUX

12/05/05 4:46:20
BK 515 PG 779
DESOTO COUNTY, MS
W.E. DAVIS, CH. CLERK
GRANTOR(S)

WARRANTY DEED

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STEVE ANDERSON, does hereby sell, convey and warrant unto RUSSELL A. SYLVESTER and wife, PATRICIA SYLVESTER, as joint tenants with full rights of survivorship and not as tenants in common the land lying and being situated in **DeSoto** County, Mississippi, more particularly described as follows, to-wit:

Lot 88, Phase 3, Forest Meadows Subdivision, situated in Section 8, Township 3 South, Range 7 West, DeSoto County, Mississippi and recorded in Plat Book 84 at Pages 5, in the Office of the Chancery Clerk of DeSoto County, Mississippi to which plat reference is made for a more particular description of said property.

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2005 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession to take place upon closing.

Ready

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WITNESS MY SIGNATURE this the 30th day of November, 2005

Steve Anderson
STEVE ANDERSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named STEVE ANDERSON, who acknowledged that he/she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her free and voluntary act and deed after being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office this the 30th day of November, 2005.

Ava Guncford
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 14 2007
BONDED THRU STEGALL NOTARY SERVICE

(Seal)

GRANTORS ADDRESS: 2101 Itasca, Nesbit, MS 38651

HOME PHONE: (662) 429-8727

WORK PHONE: (901) 335-4599

GRANTEES ADDRESS: 1939 Carlee Dr., Hernando, MS 38632

HOME PHONE:

WORK PHONE:

662-449-5872

(cell) 228-342 6682

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6683

Prepared by and return to:

George B. Ready

P.O. Box 127

Hernando, MS 38632

(662) 429-7088